Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/7 DEVON COURT MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$950,000	&	$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,040,000	Property type	Unit	Suburb	Mount Waverley
Period-from	14 Nov 2024	to	14 Apr 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22A ROLAND STREET MOUNT WAVERLEY VIC 3149	$975,000	08-Feb-25
1/44 LEONIE AVENUE MOUNT WAVERLEY VIC 3149	$1,020,000	15-Feb-25
1/16 ELM GROVE MOUNT WAVERLEY VIC 3149	$1,020,000	21-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 April 2025

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22A ROLAND STREET MOUNT WAVERLEY VIC 3149

3 2 1

Sold Price RS **$975,000** UN

Sold Date **08-Feb-25**

Distance **3.45km**



1/44 LEONIE AVENUE MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price **$1,020,000**

Sold Date **15-Feb-25**

Distance **1.65km**



1/16 ELM GROVE MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price

Sold Date **21-Mar-25**

Distance **1.72km**

RS = Recent sale **UN** = Undisclosed Sale

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